

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/2/2014	(3) CONTACT/PHONE Brian Pedrotti, Planner III/(805)788-2788 Suzan Edhaie, Planner II/(805)781-4974	
(4) SUBJECT Introduction of an amendment to the Real Property Division Ordinance, Title 21 of the San Luis Obispo County Code relating to: 1) updating the names of the planning areas and their subareas that correspond to each fee zone for parks and recreational facilities, and 2) amending Title 21, Section 21.02.048 (a) (15) to require that applications for land divisions include justification for any request to receive partial credit against required Quimby fees for land divisions that provide usable common open space for park and recreational purposes pursuant to Section 21.09.020. Hearing set for December 16, 2014. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board introduce the ordinance in Attachment 1 and direct the Clerk to set for public hearing and action on December 16, 2014.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

## County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Planner III  
Suzan Ehdaie, Planner II

VIA: Kami Griffin, Assistant Director, Department of Planning and Building

DATE: 12/2/2014

SUBJECT: Introduction of an amendment to the Real Property Division Ordinance, Title 21 of the San Luis Obispo County Code relating to: 1) amending Section 21.09.040 to update the names of the planning areas and their subareas that correspond to each fee zone for parks and recreational facilities, and 2) amending Title 21, Section 21.02.048 (a) (15) to require that applications for land divisions include justification for any request to receive partial credit against required Quimby fees for land divisions that provide usable common open space for park and recreational purposes pursuant to Section 21.09.020. Hearing set for December 16, 2014. All Districts.

### **RECOMMENDATION**

It is recommended that the Board introduce the ordinance in Attachment 1 and direct the Clerk to set for public hearing and action on December 16, 2014.

### **DISCUSSION**

This ordinance is being introduced on your December 2, 2014 agenda in order to hold a public hearing and take action at your December 16, 2014 meeting.

The following ordinance is recommended for introduction today for hearing on December 16, 2014:

A request by the COUNTY OF SAN LUIS OBISPO to approve "clean-up" amendments to the Real Property Division Ordinance, Title 21 of the County Code, and the Land Use Ordinance, Title 22 of the County Code, as follows: 1) an amendment to Title 21, Section 21.09.040 to update the names of the planning areas and their subareas that correspond to each fee zone for parks and recreational facilities, 2) an amendment to Title 21, Section 21.02.048 (a) (15) to require that applications for land divisions include justification for any request to receive partial credit against required Quimby fees for land divisions that provide usable common open space for park and recreational purposes pursuant to Section 21.09.020, 3) an amendment to Title 22, Section 22.06.030, Table 2-2, to include Section 22.30.480, Residential Uses in the Agriculture Land Use Category, in the Specific Use Standards for Single Family Dwellings, and 4) an amendment to Title 22, Section 22.10.140 and various other Sections to replace references to the "Uniform Building Code" with the "California Building Standards Code."

County File Number: **LRP 2014-00002**

Supervisory District: All

### Staff Comments

These amendments will provide for minor “clean-up” revisions to County ordinances that are necessitated by previous ordinance revisions, needed clarifications, or other circumstances.

#### *Minor Clean-up revisions to the Real Property Division Ordinance, Title 21 of the County Code*

The Real Property Division Ordinance sets forth the standards and requirements for land divisions in accordance with the Subdivision Map Act and the General Plan. The clean-up amendments include minor revisions to Section 21.09.040 and Section 21.02.048.a.15 related to Quimby fees. Earlier this year, the Land Use and Circulation Elements were reorganized and the planning areas were consolidated into new, larger planning areas with “sub-areas.” As a result, Section 21.09.040 of the Real Property Division Ordinance must be updated to reflect the new planning areas and sub-areas that correspond to the planning areas listed in this section. This section outlines the fee zones for parks and recreational facilities.

The other minor clean-up revision to Title 21 is to add a requirement under Section 21.02.048(a)(15) for applications for land divisions. This would require that the application provide a justification for any request to receive partial credit against required Quimby fees for land divisions that provide usable common open space for park and recreational purposes pursuant to Section 21.09.020. Submitting a justification letter for common open space credit with the land division application package will provide adequate time to refer the application and obtain feedback from the County Parks Department.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

The amendments were referred to applicable agencies and community advisory groups. This proposed ordinance has been approved by County Counsel as to form and legal effect.

### **FINANCIAL CONSIDERATIONS**

Cost of developing the proposed ordinance was covered by the current County budget.

### **RESULTS**

Introduction of these amendments today will allow them to be heard on December 16, 2014 and become effective 30 days later (January 16, 2015). This is consistent with the County goal of a well governed community.

### **ATTACHMENTS**

Attachment 1 – Title 21 Ordinance amendments for Introduction

Attachment 2 – Title 21 Ordinance amendments showing deletions and additions